

CITY REAL ESTATE.

SEL. 11A. BILLI WORDS CAN'T TELL—COME AND SEE.
AT THE QUEEN OF QUEENS
GO TO FLUSHING, NEW YORK CITY
 BUY NOW BEFORE THE AUTUMN RISE IN PRICES
FULL LOTS \$250 TO \$600 NOTHING
QUEENSBORO HILL
 80 Trains Daily. Trains Every 5 Minutes.
 20 MINUTES FROM HERRICK SQUARE NOW.
 Beautiful avenue and streets 50 feet wide, every avenue and
 street only 20 feet apart. Macadam roads, water mains, gas mains,
 no assessments. Call or drop postal TO-DAY for full information.
CHARLES HALLOCK & CO., 110 WEST 34th STREET,
 Phone 532-3400, St. N.Y.
 REPRESENTATIVE TO SHOW PROPERTY EVERY DAY.

What is Title Insurance?

It is a combination of the best legal opinion attesting the validity of a Title to Real Estate and a policy issued by this Company guaranteeing protection against all defects and incumbrances, as well as the expense of litigation. The enormous growth of this Company's business is ample evidence of the confidence held by Real Estate Investors in the strength and value of its Policies.

Lawyers Title Insurance and Trust Company

CAPITAL & SURPLUS \$9,500,000

87 Liberty Street, 30 Liberty Street.
 (Title Dept.) (Trust & Banking Dept.)
MANHATTAN.
 108 Montague Street, Brooklyn.
 Title Dept. and Trust and Banking Dept.

266 WEST 139th STREET,
 17' x 50' x 99' 11"
 Three Stories and Basement,
 with Extension.
 Handsomely Decorated; Restricted
 Neighborhood.
 Near Elevated and Subway.
WILL BE SOLD ON VERY REASONABLE TERMS.

ERASTUS HAMILTON, Agent,
 232 West 128th Street, City.
 Tel. 291 Morningside.

246 WEST 138th STREET,
 22' x 56' 8' x 99' 11"
 Three stories, and Basement.
 Handsomely Decorated; Restricted
 Neighborhood.
 Near Elevated and Subway.
WILL BE SOLD ON VERY REASONABLE TERMS.

ERASTUS HAMILTON, Agent,
 232 West 128th Street, City.
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Horace S. Ely & Co.

REAL ESTATE,
21 Liberty St. 27 W. 30th St

BRYAN L. KENNELLY,
REAL ESTATE 7 FINE ST.

FOR RENT.
 New High class American Basement Dwelling
 For rent. Apply to CLARK ESTATE, 2361 Broadway.

HOTEL COLONIAL

314 ST. and MANHATTAN SQUARE.
 Suites of one, two, three and four rooms,
 furnished or unfurnished.
 Name management as Hotel Somerset.
 WM. H. MOSELEY, Pres. CLAUDE R. NOTT, Mgr.

HOTEL LONGACRE

157-159
 EXCLUSIVELY BACHELOR
 SINGLES ROOMS, WITH BATH, FROM
 \$37.50 TO \$45.00 PER MONTH.

HOTEL ARLINGTON

14-20 WEST 30TH ST.
 Transient and family hotel; very quiet and very convenient.

SHERMAN SQUARE HOTEL

Broadway and 71st St.
 A few desirable suites, two, three and four rooms,
 with bath, six and eight rooms, with two baths;
 for lease for coming year. Restaurant & La Carte.

ABOVE 14TH ST., EAST SIDE.

HOTEL ST. LOUIS, 34-36 East 34th St.
 Suites of one, two and three rooms and bath,
 furnished or unfurnished; cuisine and service un-
 equalled; apartments now being leased for the coming year.

BELOW 14TH ST., EAST SIDE.

THE RHINELANDER, 12 6th Ave.
 Apartment hotel located in Old Kickerbocker
 neighborhood of Washington Square; a few suites,
 furnished or unfurnished, to lease to desirable tenants.

Eastern Hotel, Whitehall & South Sts. Rooms

\$1 up. Restaurant & La Carte
 25th floor, 10th floor.

TO LET.

In the heart of the financial district, The Red
 mond Hotel, 31 33 Pine St. A new four story
 marble building, with exceptional light and all
 modern improvements.
 One entire floor to be fitted up to suit tenant, also
 two suites to let.
 Apply to

Redmond & Co.

REAL ESTATE LOANS.
 MONEY TO LOAN, improved property. Quick
 answer. CO. LAND MORTGAGE CO., 62 William
 St.

REAL ESTATE—QUEENS BOROUGH

FOR SALE.

MONEY OR A HOME.
 You can have either if you put your savings now in this high class New York City
 Real Estate instead of a savings bank.
ELMHURST HEIGHTS
 OFFERS UNUSUAL OPPORTUNITIES AND
 GUARANTEES 300% WITHIN
 10 YEARS. The one hundred million dollar area being
 spent for improvements directly benefiting this
 property, which is nearer to Herald Square,
 Manhattan, than Harlem or the Bronx. Every
 city improvement will reflect on this property.
COME, INVESTIGATE TO-DAY!
 TAKE 34TH ST. FERRY, CORONA TROL-
 LEY AND BROADWAY, ELMHURST ON
 10TH AVENUE, 10TH ST. STATION, 10TH
BANKERS LAND CORPORATION, 357 Manhattan Av.,
BROOKLYN.

SELECT APARTMENTS.

SLAWSON & HOBBS,
 Phone 1180—Columbus, 234 Columbus av.

In the Bronx.

181st St. and Ogden av. 3 new
 corner apartment
 houses, 4 stories
 opposite Mac-
 donald Park,
 corner 181st St.
 and Ogden av.
 superb view in
 every direction.
 All modern im-
 provements, in-
 cluding phone and
 hall service; con-
 venient to 181st St.
 elevated railroad
 station.

3324 4, 5 & 6
Rooms
and Bath.

3304 4, 5 & 6
Rooms
and Bath.

New Corner Apartments.

Northwest corner
 St. Nicholas av.
 and 182nd St.; new
 apartment houses,
 built under new
 law; open courts,
 including light and
 air, southern ex-
 posure; all im-
 provements; one
 block from sub-
 way station; rep-
 resentative on
 premises.

3384 5 & 6
Rooms
and Bath.

3352 5 & 6
Rooms
and Bath.

184th St. and Audubon Av.

Corner, new house,
 4 stories, new
 improvements and
 handsome hard-
 wood finish
 throughout; three
 blocks from sub-
 way station.

3384 5 & 6
Rooms
and Bath.

3352 5 & 6
Rooms
and Bath.

114 to 122 West 99th St.

New houses, built
 in accordance
 with new law,
 providing liberal
 light and air,
 all modern con-
 veniences, attrac-
 tive entrances.

323 4 & 5
Rooms
and Bath.

334 4 & 5
Rooms
and Bath.

Per Mo.

Elegant New High-Class Apartments

AT YONKERS, N. Y.
The Livingstone
Corner Livingstone Ave.
and Ludlow St.
YONKERS, N. Y.

Most beautiful location, between Park
 Hill and Ludlow Stations of the N. Y.
 Central & Putnam R. R.

Attractive suites of 9 very large rooms
 and bath, sumptuously appointed,
 possessing every up-to-date im-
 provement, including steam heat, electric
 light, telephone, etc. Supt. on premises.

ABOVE 14TH ST., WEST SIDE.

The Kathmere,

N. W. Cor. Broadway and 135th St.
 Two blocks from subway station and
 one block from Amsterdam Ave. cars for
 34th and 42nd Ave. lines.
 One block from Riverside Drive.

NEW BUILDING.
 Large, light, airy apartments of 4,
 5, 6 and 7 rooms; telephone; shower
 bath; gas and electric light; elevator;
 hall service.

Rents, \$40 to \$80.

CUMMING CONSTRUCTION CO.
 Owners and Builders.
 Telephone 5080 Morningside.

Hanover Model Apartments

No. 127 to 128 Sherman Avenue, Dyckman
 Park, Borough Manhattan.
 High-class apartments, 3 and 4 room suites;
 Rentals \$18 to \$22.50 per month, including steam
 heat and all modern improvements. Illustrated
 brochure on application at premises or Hanover
 Realty and Construction Company, owners, 30
 Broad Street.

ON WASHINGTON HEIGHTS

A private residence avenue.
 N. E. cor. 179th St. and Washington av.; 2 blocks
 from subway station; all improvements; electric
 light, telephone; 3, 4, 5 and 6 rooms and bath; rents
 from \$22 to \$25. Open for inspection.

"CASTLE COURT"

S. E. Cor. Broadway and 123d Street.
 New building, large rooms, 3 and 4 stories;
 absolutely light; elevator; electric light; tiled
 bath; central heating; modern improvements;
 shell in dining room; rents \$20 to \$25 per month.
 Superintendent on premises. PHILIP & KIRK,
 Agents, Broadway and 103d St. Telephone 975
 and 976 Riverside.

PALISADE VIEWS.

541-561 W. 144th Street.
 One block from subway station at 144th St. and
 Broadway; 4, 5 and 6 rooms; all conveniences;
 private bath in rear apartment; hall service;
 rents \$20 to \$25.

THE HEARN CLIFF.

St. Nicholas av. Opp. 154th St.
 One of Washington Heights' finest apartment
 houses, located on the ridge above Colonial Park,
 presenting a grand view over Long Island Sound
 the Harlem and Hudson Rivers; surface cars one
 block; subway and T. road near at hand; all im-
 provements; suites of 5, 6 and 7 rooms; rents \$20
 to \$25. Superintendent on premises.

WINTON and PENHOSSE, 28 and 30 West 123rd St.

near Lenox av.; 8 rooms and bath; elevators and
 modern house; T. road near at hand; all im-
 provements; suites of 5, 6 and 7 rooms; rents \$20
 to \$25. Superintendent on premises.

FRANK L. FISHER CO., 440 Columbus av.

PORTER & CO., 150 W. 125th St., 2727 B'way, near
 104th St.; send for descriptive pamphlet on apart-
 ments to rent.

A FEW SUITES IN Mendocino Building, bachelor

apartments to rent. CLARK ESTATE, 2361
 Broadway.

THE LORINGTON APARTMENTS, Central Park

West, cor. 70th St.; now renting; \$2.20 up.

BOROUGH OF BRONX.

KENILWORTH APARTMENTS, cor. Park and
 Fox St.; Bronx; 5 and 6 rooms and bath; \$28 to
 \$35; all improvements; T. road near at hand; all im-
 provements; suites of 5, 6 and 7 rooms; rents \$20
 to \$25. Superintendent on premises.

NEW APARTMENTS ON the subway; \$22 to \$30.

AMERICAN REAL ESTATE CO., Westchester av.
 and Southern R. R. at 14th St.

REAL ESTATE WANTED.

TO RENT—Farm within 10 miles from New
 York city. Good full particulars to PERMANENT,
 Box 122, Mount Vernon, N. Y.

A—Renting, collecting, managing properties a
 specialty.
 CYRILLE CARREAU, Agent, 794 9th Av. (45th).

REAL ESTATE—QUEENS BOROUGH

FOR SALE.

MONEY OR A HOME.
 You can have either if you put your savings now in this high class New York City
 Real Estate instead of a savings bank.
ELMHURST HEIGHTS
 OFFERS UNUSUAL OPPORTUNITIES AND
 GUARANTEES 300% WITHIN
 10 YEARS. The one hundred million dollar area being
 spent for improvements directly benefiting this
 property, which is nearer to Herald Square,
 Manhattan, than Harlem or the Bronx. Every
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 TAKE 34TH ST. FERRY, CORONA TROL-
 LEY AND BROADWAY, ELMHURST ON
 10TH AVENUE, 10TH ST. STATION, 10TH
BANKERS LAND CORPORATION, 357 Manhattan Av.,
BROOKLYN.

SELECT APARTMENTS—BROOKLYN.

WILLOW COURT,
 Clark & Willow Sts.

We have a few choice apartments to offer from
 October 1 in this modern 4 story, elevator, apart-
 ment house.

NINE LARGE ROOMS AND BATH.
 ALL LIGHT.
 INSPECTION INVITED.
VENETTE T. FLETCHER & CO.,
 188 Remsen St., Brooklyn.

SINGER'S NEW APARTMENTS.

\$21 and \$22—5 and 6 light rooms and
 bath; fireplace heaters; hand-
 somely decorated and all the latest improvements.
\$32—6 large, light rooms and bath, steam
 heat and water; beautifully decorated;
 abundance of closets.
 All within one block of Park place station. Ful-
 ton St. and numerous car lines.

OTTO SINGER, BUILDER,

Franklin av. and St. John's place.

WANT ONE?

FIRST-CLASS APARTMENT. WHAT?
WHERE?
 34 Plaza Street.
 703-707 Vanderbilt av.
 264 Sterling Place.
 Beautifully decorated, hardwood floors; hot water
 steam heat; gas range open plumbing; tiled bath;
 resident janitor. Price \$27.50 to \$45 per month.
 For further particulars apply to THE CORP
 ORATION CO., 62 William St., Manhattan. Tel. 191
 John, or Janitor, 706 Sterling place, Brooklyn.

Two New Corner Flats.

6 LIGHT ROOMS AND BATH.
 Hot water supply and main halls heated; rents
 \$27 to \$30; good transit facilities to both bridges.
 Field av. corner of Bainbridge and Chauncey sts.

WANT ONE?

FIRST-CLASS APARTMENT. WHAT?
WHERE?
 520 Washington Avenue, 3rd floor, 3 rooms, beautifully
 decorated; steam heated; hot water; resident janitor.
 Prices \$35 to \$45 per month. For further par-
 ticulars apply to THE CORP ORATION CO., 62 William St.,
 Manhattan. Telephone, 191 John, or Janitor, 520 Washington Avenue.

Opposite Prospect Park

462 Fifteenth Street, near Prospect Park West;
 modern 7 room and bath decorated apartment;
 steam heat; hot water supply; all large closets;
 rent \$28 and \$32. JOHN V. OHNE,
 1111 Lexington Ave., Brooklyn.

STEAM HEATED apartments to let or for sale.
 468 W. 42nd Street, near 7th Avenue, in Brooklyn
 6 large, newly furnished, light rooms; tiled bath;
 tiled kitchen; hot water supply; all large closets;
 to be appreciated; rents \$28 and up. Inquire on
 premises, or BUILDERS, 167 Howard av.

JACOB LEFFNER High class apartments in
 choice section Bronx. Prospect av. and West-
 chester av.

FOR apartments and houses to rent on the Park
 Slope apply ERNEST GULICK, CO., 244 Park
 Slope av.

ELIZABETH apartments to let or for sale, Bedford
 av., St. John's place and Degraw st., rents \$40 to \$50.
 VFW and exclusive apartments, St. James place,
 between Fulton st. and Gates av.; rents \$45 to \$60.

REAL ESTATE—LONG ISLAND.

FOR SALE.

FLORAL PARK
 At station, where lots are selling to-day
 at \$200 to \$300 each, I will sell 185 full lots
 in bulk at \$190 each; investigate quick.

G. K. CARPENTER.
 Phone 3632—Madison. 1123 Broadway.

IDEAL WATERFRONT. Beyond question the
 finest spot within 40 minutes of the city for
 high class residences. All advantages:
 10 minutes walk from
 railroad; half acre; every inch good price
 \$12,500; all terms; will sell for \$10,000; or
 create in value; do not fail to see. Address
 Owners, Box 22, Douglaston, L. I.

A BARGAIN—38 room brick mansion on L. I.;
 20 acres; only \$10,000. H. HARDISTY, 178
 Greenwich st.

MORTGAGE LOANS.

\$135,000 wanted on first mort-
gage 6% net, principal and interest
guaranteed, two or three years. Ad-
dress REALTY, box 23 Sun office.

WESTCHESTER COUNTY.

FOR SALE.

VALUABLE improved lots near railroad station
 and stores at New Rochelle, fronting Webster and
 Rockaway roads; 12 lots; 120 acres; all modern
 improvements. SUNDOWN REALTY & TITLE CO.,
 32 Broadway, N. Y. 12 Prospect st., New Rochelle.
 Telephone, 460 Broadway, N. Y. N. Y.

HOTELS AND RESTAURANTS.

HOTEL

72D ST., WEST.
 REFINED FAMILY TRANSIT HOTEL
 WITHIN A BLOCK OF SUBWAY EXPRESS
 AND ELEVATOR STATIONS.
 AND ONLY 12 MINUTES WALK TO RAILWAY
 SPECIAL SUMMER RATES.

PIANOS AND ORGANS.

JACOB DOLL & SONS
 Offer bargains in USED PIANOS; worth invest-
 ing; over 100 to choose from.

UPRIGHTS AND GRANDS

Stetson Upright, \$225; Stetson Upright, \$145;
 Chickering Upright, \$185; Knabe Upright, \$225;
 Knabe & Bach Upright, \$225.
 Other prominent makes from \$125 to \$200.
 Write for complete list with prices.

1,000 NEW PIANOS

To rent or for sale on easy terms. Write for our
 catalogue with prices and our Day Pay-
 ment plan. No matter where you live we ship pianos
 everywhere.

Largest Exclusive Piano factory in America.

JACOB DOLL & SONS
 7th St. Broadway, 82 Fifth Av., near 14th St.

3 BARGAINS, SLIGHTLY USED UPRIGHTS

Must be seen to appreciate. Rents \$3.
BIDDER'S, 7 EAST 14TH ST.

HELP WANTED—FEMALE.

APPROPRIATELY trained for factory, sewing, young
 men, etc. Write learning. PICAUT & BESSON,
 37 West 21st st.

FANCY FRUITERS—Experienced hands and
 learners wanted. F. BLUMENFELD & CO., 696
 Broadway.

OSTRICH FEATHERS—Good experienced cur-
 riers wanted on the work; best pay.
 PICAUT & BESSON, 37 West 21st st.

SITUATIONS WANTED—MALE.

ADVERTISING copy written; plans prepared
 estimates furnished. If you think your money is
 not being put to good use, or if you are
 not getting the right kind of publicity, or if your
 present plan is not paying, perhaps a change of
 place will help you. I try to give prompt, efficient,
 intelligent service. My references show how
 well I succeed. I place any kind of advertising
 anywhere. G. R. K., box 50, 1532 Broadway.

A STEADY wheelwright also a steady black-
 smith helper. 84 Grand st., Hoboken.

BOYS wanted for general office work; must be
 German-Americans; good education; good chance for advancement.
 Call after noon Tuesday, 23d floor, 18 Exchange
 place.

BUTLER and Cook—Experienced, Japanese men
 wants situation in private family, city or country;
 good references. Address B., box 118 Sun office.

BOROUGH OF BRONX.

FOR SALE.

McVICKAR-GAILLARD REALTY CO.,
AUCTIONEERS,
Will Offer at PEREMPTORY

Public Auction

the northwesterly section of the
 world famous property known as

MORRIS PARK

RACE TRACK

(194th St. to
 Pelham Parkway)

—ON—

Thursday, Sept. 27, 1906, at 10:30 A. M.,

At the Real Estate Salesrooms,

14 Vesey St., New York,